
**JOINT SPECIAL SCHOOL BUILDING COMMITTEE MEETING
THURSDAY, SEPTEMBER 22, 2022
NHS NORTH BOARD ROOM**

A meeting of the Joint Special Building Committee was held at NHS North on Thursday, September 22, 2022. Mr. Dowd called the meeting to order at 7:00 p.m.

Present: Mr. Dowd, Ms. Wilshire, Ms. Timmons, Mr. Sullivan, Ms. Giglio, and Mr. Claffey

Also Present: Mr. Shawn Smith, Mr. Jamie Ouellette, Mr. Ken Lemarier, Mr. Carl Dubois, Mr. Mike Davey and Mr. Matt Smith

Also Present: Members of the Public, Channel 99 Videographer

PREVIOUS MEETING MINUTES APPROVAL – August 23, 2022

*Mr. Dowd moved to waive the reading of the JSSBC meeting minutes of August 23, 2022, accept them and place them on file. **SO VOTED UNANIMOUSLY.***

ARCHITECT'S REPORT – HARRIMAN – Mr. Jamie Ouellette

Passed around a 2-page summary/highlight of the current design work.

Brian S. McCarthy Middle School - Submittals and RFIs. Design items: Sparse right now. Working on some construction coordination items, coordination of outside athletic equipment and outside play equipment for the lower playground. Also, as mentioned at the last meeting, looking at providing some bollard protection around some of the doors around the school, but still an ongoing conversation.

Pennichuck Middle School - Continue to review submittals and questions from the field although much sparser than McCarthy Middle. Design items: continue to make progress on the air conditioning design services; issued a preliminary roof layout. There're some rooftop units that are ready to go out but we wanted to give the solar folks an area to avoid when they're putting up the panels. We don't envision that it's actually going to reduce any panels, just matter of maybe shuffling around a few spots. The intent is to issue the construction documents for that air conditioning system to Harvey by the end of October which would allow them to have some time to price and then the work would likely probably happen next year. The procurement of mechanicals is becoming quite a lead-time item.

Fairgrounds Middle School – Nothing new to report.

Franklin Street School – Construction continues. Continuing coordination meeting and submittal review, answering questions from the field, and also coordinating any scope change requests that come in from any of the parties.

Main Dunstable and Birch Hill - Ongoing programming discussions with the superintendent, school principals, and other admin. Principals are reviewing some of the project needs with staff member to obtain a collective list. Work continues on the scope of the project, dovetailing off of the report/study that was done in 2012. We have had design meetings/discussions with these folks and been on site several times taking some measurements and verifying the building footprint. Previously, it was discussed that there is ESSER money for these projects so the mechanical design team is here tonight to speak to that. We have been coordinating with them to make sure that the design for the mechanical system works with the school layouts and as well as working together to find the right spaces with for the students and staff. We're preparing scope documents for a schematic design submission coming up in a few weeks which is being done in coordination with the school administration's input. Those schematic design documents will be distributed to Harvey to prepare some scope estimates and create estimated budgets. With that, we intend to kind of provide a menu listing with some alternatives for the school. Depending on funding, they can pick their pieces and parts out of that for the requirements of what they need for their school. Right now, we're just in that discovery phase and putting some ideas out there.

Alderman Dowd informed the group that at the next Board of Aldermen meeting, requests for two bonds will be up for first reading. The first one is for the Birch Hill and Main Dunstable project. The second is for the three vestibules' project.

Questions to Harriman: None.

CONSTRUCTION MANAGER'S REPORT – HARVEY – Mr. Ken Lemarier

Brian C. McCarthy Middle School - The new Mustang logo was decided upon. Working with Harriman, the Athletic Director, and Mr. Smith's team to make sure that these get incorporated into the design. This logo will be in the center of the basketball court and incorporated into various aspects of the final design. Site work and development of the site: trying to finish the new D'Antonio Drive road off a Buck Meadow completed. Over the past two or three months, we've been bringing those grades up, it was quite a cut and fill. We also had to adhere to and provide a wildlife passage culvert (completed and installed this week) that was part of the AOT requirement for the NHDES permitting. We are ready to pave the road in mid-October as scheduled. At that point, we will swap our construction entrance to that new road and stop using the Medallion Circle. All of the utility poles are pretty much installed; once those poles are complete, Eversource will fall back in and run power from Buck Meadow to the school, and then we will be working with our electrician to set the transformer pad, run all the conduit, and get the transformer up and running for permanent power to the building by the end of October thus getting off the generator power. Various retaining walls around the site are being worked on. We have some permitting into the city and as soon as those are approved, we'll be able to get the retaining walls in before the cold season comes and then continuing to pluck away at all the utilities and drainage and parking areas and also begin developing the athletic fields. The goal is to have a binder coat down on the new D'Antonio Drive and also the large parking area at the front of the school giving people a place to park before the winter months come in. Moving into building sequencing - these buildings are divided up into letters (Building C B D A). It's the same sequence for each building and we move our way around in a counterclockwise direction.

Area C: Steel erection and all the detailing is complete, all of the second, third and ground floor decks are complete, roofing started this week and will be complete within the next week or two for that building which will allow us to start overhead rough-in for all MEP and start spray fireproofing from the ground floor up. We should be starting to drywall within the next three or four weeks in building C. It's progressing nicely and tracking on schedule.

Area B: The steel joists and decking are all in process and the second and third floor slabs on deck are due to be completed in the middle of October.

Area D: The structural steel erection and detailing is still in progress.

Area A: Due to where the crane has to sit and size of the crane, we have to place that slab on grade in different sections given that that building is a little larger than the rest of the buildings. We're currently working on the large masonry firewall that separates Area A from the other buildings. The masonry outbuilding that will be the athletic storage and irrigation building is currently being constructed as well.

Questions to Harvey: None.

Pennichuck Middle School – A milestone was achieved with certificate of occupancy for both the North classroom addition, the cafeteria, the folding partitions and the existing corridors. An amazing amount of work was done in a short amount of time from our team combined with Mr. Smith's team. The custodial staff at the school did an amazing job helping us get the school ready for the first day. The new Learning Commons air vapor barrier has since been completed and masonry has begun as well. The new exterior lights have been installed. Highlights of the work that's coming up - the Learning Commons addition is still targeted for completion mid December 2022. All the exterior framing, sheathing and air vapor barriers are complete; all the roofing for the new addition and the connector to the existing building has been completed; a brick veneer, storefront metal tactile panels (a type of concrete panel) are all being installed over the next month or two. The in-wall electrical rough inspections on the exterior walls have been completed and the spray foam insulation has been completed as of last week. Moving into the interior science classrooms in the existing school - we have six classrooms we are renovating, adding sinks, new floor paint, new ceilings, new sinks. The flooring was completed this week. They're working on finishing the new sola tube skylights which will be complete by the end of next week. We have final cleaning scheduled for next Wednesday. We'll be working with the custodial staff to get the new furniture moved in so those rooms can be turned over the following week for student use, special-ed, speech and quiet rooms will all be complete within the next week when our cleaners are on site so those rooms can be turned over to the school for use. The gymnasium - trying to schedule the turn over the week of October 3rd. Coordinating with Athletic Director Lisa Gingras so she can move scheduled night activities back in that following week. The floor refinishing and painting have all been

completed. The students are using it on rainy days. On nice days, they are outside which allows us to pick away at the smaller items left to complete, i.e., miscellaneous electrical, some paint touch ups. New volleyball sleeves and the bleachers are coming next week as well as the wall pads.

Exterior building improvements: Working on the existing roof replacement, perimeter edge metal and remaining mechanical units. We'll be working in conjunction with Revision Energy who are installing the solar panels. That will all be complete by the end of October. The final paving of the bus loop to the new front entrance is scheduled for Election day as no students and teachers will be at school. Athletic field fencing will be completed at the end of October. Landscaping and irrigation are ongoing over the next month or so.

Learning Commons: The drywall for the remaining walls will start this week. The mason will work on the brick veneer at the end for the new Learning Commons over the next three to four weeks. All the windows and storefront have been installed as well making the addition weather tight. There are three courtyards: the south addition courtyard, the north addition courtyard, and then a Learning Commons courtyard where there's granite benching plantings, etc. The spray foam insulation was completed last Thursday and Friday in the Learning Commons so the walls can be closed up and focus moved to the interior partitions. An outstanding job was done of turning it over before the first day - very proud of my team.

Fairgrounds Middle School – Fairgrounds wrapped up this summer, but we had some miscellaneous upgrades and renovations to areas that weren't part of the original scope. In the Student Commons areas in the sixth, seventh and eighth grade wings, we found that the walls were getting kind of dinged up because they are heavy traffic areas. We added some wall protection that matched the custom color of the walls. We also replaced four or five existing doors that weren't part of the original scope that tie into the security and fire alarm system as well. Our landscapers will replace plantings that didn't make it through the winter last year, addressing any weeding and general upkeep that is part of their warranty contract. Some miscellaneous HVAC upgrades were approved for the special ed office, reading intervention and Family and Consumer Sciences room. We are hoping to perform that work during the Thanksgiving and Christmas breaks.

Franklin Street School – The new stair towers were installed with some minor detailing including the exterior lighting on the stairs. The exterior fencing was scheduled for this week. The previously-approved front entry rework that included some sidewalks and various ADA accommodations will be ongoing over the next few weeks as weather permits. Moving interior, quite a bit of abatement work that was required has been completed. Demolition for all the under-slab plumbing and walls is ongoing. Layout walls and new framing started the week of 9/19/22 which will lead into in-wall rough in of the electrical and plumbing. Once completed, inspections can happen and we can close up. Second floor - interior toilet partitions and accessories have been completed. A general punch list is ongoing. The balance of the hallway and flooring will probably occur next month after the mechanical units arrive. Some additional work will happen on the elevator which is 50 year old.

Brian C. McCarthy Middle School:

ALDERWOMAN TIMMONS MOVED TO ACCEPT PCO #002 FOR HARRIMAN PROPOSAL REQUEST #9 – DOMESTIC WATER HEATER AND STORAGE TANK REVISIONS FOR THE BRIAN MCCARTHY MIDDLE SCHOOL IN THE AMOUNT OF \$20,367.61.

SO VOTED UNANIMOUSLY.

MS. GIGLIO MOVED TO ACCEPT PCO #010 FOR PORTLAND GLASS – UNDERGROUND ELECTRICAL PATHWAYS (UGE) TO THE ATHLETIC FIELDS FOR THE BRIAN MCCARTHY MIDDLE SCHOOL IN THE AMOUNT OF \$30,350.46.

SO VOTED UNANIMOUSLY.

PCO number 11: During the approval of the original GMP contract, we included an allowance for escalation of material, roughly 2.1 million. That is an allowance, part of the original budget, that Harvey and the district can spend at our discretion. As discussed, we want to be transparent with how those funds are being spent for the city and its constituents. These are items that are major items that have been tracked over the last few months with our key subcontractors, and we were able to negotiate with them an acceptable price. We ask contractors to provide your price of the materials at bid time and the price when they receive the bill or when it's delivered - when they can't, when the material is ordered. All of the backup provided in this PCO breaks that down accordingly. Although this

value is showing \$912,417.18, this is a \$0 add to the project. This is just to document how the funds are being spent. Included in this PCO is the Portland Glass who is handling all of our glazing and storefront for the project (all the windows). We received a 35% increased notification in July - that's unprecedented for the industry. Academy Roofing was the first package we bought out for this project next to steel, and it was a 25% increase from their contract price for their material. The final cost for many materials is not known until the material is actually delivered. Each trade is different. Janex Construction Corporation are the carpenters who are framing and installing drywall. Drywall has almost doubled since we purchased it. Steel has leveled out, but the costs are reflected in their price as well. Longchamps Electric, the subcontractor for the theatrical lighting, again, increased fixture costs and controls. This is an item that we felt would be best used to cover under the escalation allowance as well. So again, it's a big sticker number, but is a \$0 add to the project. We still have roughly over one 1.1 million left in our escalation fund but we wanted to lock in these key players. We are confident that bulk of it are captured in this PCO.

Alderman Dowd informed the group that there is an amount of money left in the escalation account in case anything else goes up. We planned ahead and knew prices were going to increase in the GMP so we put in an allowance for escalation. Harvey is very cost conservative when they go out for these bids, and they get the best price that we can get. And they've done a phenomenal job at doing this work for us.

Alderman Sullivan questioned his understanding that a cushion of \$2.1 million was built into the 93 million for escalation. Alderman Dowd confirmed his understanding. Alderman Sullivan followed up asking if the Harvey was able to forecast out to figure out if this project is going to come in on budget? Alderman Dowd provided further clarification that the project will probably need additional money for contingencies to cover going into the end of the project that we may or may not spend. If they're not spent, they may never get bonded. But you can't not have contingencies. We won't know the final price because we have money left over from Fairgrounds and from Pennichuck. Once we know exactly how much money we need in our contingency accounts to finish the project, then we will probably come back before the Board of Aldermen to add to the bond. But it will be to cover unknown unknowns. The number is not known yet because Fairgrounds and Pennichuck are not finished. If we don't do that and something comes up and we have to cover it, the bond process takes forever and that will just add to the price because contractors aren't going to wait around for the political process. So yes, we probably will need additional bond money, we have no idea what that amount is now. Alderman Dowd stated that he has talked to the mayor and John Griffin and said it will be no more than 9 million, hopefully less. Carl Dubois stated that we are in a good position right now that we're out of the ground, so there's really not a lot of unknowns going forward. We did a good job at purchasing the project. What was presented to you tonight at that \$900,000 plus Change Order was expected. Harvey has yet to touch their contingency fund yet. The project financially based on the guaranteed maximum price that Harvey provided is in very good shape. Shawn Smith stated he has \$5 million contingency in the full middle school project.

ALDERMAN SULLIVAN MOVED TO ACCEPT PCO #011 FOR HARVEY CONSTRUCTION – MISCELLANEOUS MATERIALS ESCALATION COSTS FOR THE BRIAN MCCARTHY MIDDLE SCHOOL IN THE AMOUNT OF \$912,417.18.

SO VOTED UNANIMOUSLY.

ALDERWOMAN WILSHIRE MOVED TO ACCEPT PCCO #004 (PCO #008, PR #004, AND PR #028) FOR THE BRIAN MCCARTHY MIDDLE SCHOOL IN THE AMOUNT OF \$92,004.49.

SO VOTED UNANIMOUSLY.

Fairgrounds Middle School:

ALDERWOMEN TIMMONS MOVED TO APPROVE PCCO #007 (PCO #015) FOR FAIRGROUNDS MIDDLE SCHOOL IN THE AMOUNT OF \$68,256.44.

SO VOTED UNANIMOUSLY.

Franklin Street School:

MS. GIGLIO MOVED TO APPROVE PCO #015 FOR ENTRY REPAIR AND CURB CUT FOR FRANKLIN STREET SCHOOL IN THE AMOUNT OF \$44,492.48.

SO VOTED UNANIMOUSLY.

ALDERWOMAN WILSHIRE MOVED TO APPROVE PCCO #004 (PCOs #011 AND #013) FOR FRANKLIN STREET SCHOOL IN THE AMOUNT OF \$19,479.15.

SO VOTED UNANIMOUSLY.

Franklin Street Update: EEI

Mike Davey and Matt Smith: This week we started receiving the air handler ventilation equipment, which was a long-lead item. On the third floor, the ceilings are in, lights are in, and inspections are tomorrow for the new service, which will allow us to turn on lights. Pressure gauges are hanging from the ceilings for inspection, which once approved, will allow the building to be heated. EEI showed a picture of a renovated classroom and the progress. EEI stopped presenting to explain the difference between their role and Harvey Construction's role.

Harvey is working on the upfit of the floors and some of the bathrooms and we are focused on the energy portion of this project. EEI has basically taken everything from the ceilings up. EEI has installed all new ductwork that you cannot see above these drop ceilings, all new plumbing and piping for radiant heat, new sprinkler risers, and new sprinkler heads. Then we work down to new drop ceilings that are run throughout and new LED lighting. The HVAC and ventilation lighting are the major portions of what we're dealing with.

Moving down to the second floor this is where Harvey and EEI have been working together because they've done their portion of the second floor with new flooring and a new bathroom stalls as they stated earlier. We have all new radiant heat wrapping around the perimeter of the building and we're putting all the ceilings back together with the new lightning and new sprinkler heads. The second floor is in really good shape.

On the first floor, all new returned ductwork is installed. There are the new displacement diffusers that have been installed throughout the building and down the corridor. The main trunk that supplies all the new air throughout the building is 26-inches round – quite robust. We are planning for mechanical and electrical inspections next week. Cleaners will be coming in right behind them and painters right behind them. The first floor should be wrapping up in the next couple of weeks.

Moving down to the lower level, a new dedicated area where the old HVAC equipment was torn out now has been turned into a dedicated electrical room with a new 277-volt panel that was installed and a transformer. Adjacent to that is a big 480 panel that feeds over to this transformer. A new high efficiency boiler was installed and we're waiting for final inspections, pressure tests, and then we'll have this up and running and pushing some heat around the building shortly. Every floor throughout the building has all new sub panels throughout. All new sprinkler mains were installed and are zoned off for each floor with all the needed and proper requirements per the Nashua Fire Department.

Questions: Will there be any solar panels on 55 Franklin Street building? Shawn Smith answered that they are looking into doing that next summer.

Main Dunstable and Birch Hill Elementary Schools: EEI

Currently in the programming stage with Harriman. Both schools are open concept and the model is not aligned with current educational needs. The heating and ventilation systems in both schools need modernization. Typically, Harriman or the architect would 100% complete an architectural design and then the mechanical and electrical engineers start. We're in a little bit of a different world right now where HVAC equipment takes sometimes 30 weeks to received. Our mechanical engineers are working in parallel with Harriman's programming effort and doing the AutoCAD designs, making some assumptions about where we think the programming is headed, and doing a design because this project has a few hurdles that are not typical to Nashua bonded projects. Another layer of state education approval and state fire marshal approval related to the federal funds that has to be done before any federal funds can be allocated. Our team has been working tirelessly to find a mechanical design that will work with

future programming that can be completed in October so that we can submit to the State Department of Education for federal funding approval.

Alderman Dowd explained the grant funding procedure: One thing that's different with the federal funds that we're applying for is we submitted a conceptual approval to the state to approve the federal funds. The State Department of Education is sort of the grantor and Nashua is the grantee. The grantee applies and says we want to use these federal funds for this purpose. Once we get the final federal funds, that project is what's called a lump sum. With the federal funds, you cannot get more money because we went over budget or there was a design error. That project will become is a lump sum, design build contract.

Also, there is a time constraint as federal funds must be spent within two years. It is not like a conventional project where half of the money is needed in order to have funds to do the HVAC work. That's one of the bonds we will be addressing for first reading at the next full Board of Aldermen, and then it will go to budget. But we already have contractors on board and we have to pay them, so it's more of a sort of an accelerated process. In this project where 50% of the project is being paid for by federal funds, if we don't do it now, the city would have to pick up 100% of the project. It has been years since both schools should have been transferred from an open concept to what we're going to make it with classrooms. This is something that we really need to do.

Questions from Alderman Sullivan regarding what does it mean to say we have spent the money? Mr. Smith explained that when we were discussing ESSER funds, there's a deadline to spending them and that deadline is the fall of 2024. When the funds expire, that's when we have to be done with the project. As contractors do their work, they send invoices to us, we approve that the work has been done and we pay the invoices and then get paid by the grant. Now there is political pressure, because Nashua is not the only district with a hard deadline. Other districts have asked for an extension which has not yet been granted, but we're hopeful – just cannot assume that's going to happen.

Vestibules (3):

Three elementary schools need security vestibules. An RFP was developed and sent directly to a number of architectural firms as well as placed on the city's website for advertising. We received one response from the HL Turner group of Concord who we've worked with in the past. Currently, they are a commissioning agent for the middle school project.

ALDERWOMAN WILSHIRE MOVED TO AWARD THE VESTIBULE PROJECT TO HL TURNER GROUP FOR ARCHITECTURAL WORK IN THE AMOUNT OF \$208,500 MANAGER POSITION TO HARVEY CONSTRUCTION FOR THE BIRCH HILL AND MAIN DUNSTABLE ELEMENTARY SCHOOLS RENOVATIONS.

SO VOTED UNANIMOUSLY.

The vestibules' project has a high probability of being offset or paid entirely by state funds (architectural portion) and federal funds. There is a bond coming before the next Board of Aldermen meeting for \$2 million for this project. Again, if state and federal funding is received to offset it, the city will not buy the bonds.

INVOICE APPROVAL

ALDERWOMAN WILSHIRE MOVED TO APPROVE THE INVOICES FOR THE FRANKLIN STREET PROJECT IN THE AMOUNT OF \$296,906.40.

SO VOTED UNANIMOUSLY.

ALDERWOMAN WILSHIRE MOVED TO APPROVE THE INVOICES FOR THE MIDDLE SCHOOL PROJECT IN THE AMOUNT OF \$5,038,546.44.

SO VOTED UNANIMOUSLY.

MS. GIGLIO MOVED TO APPROVE THE INVOICES FOR THE BIRCH HILL/MAIN DUNSTABLE PROJECT IN THE AMOUNT OF \$21,450.00.

SO VOTED UNANIMOUSLY.

COMMENTS BY COMMITTEE MEMBERS

- Alderwoman Timmons asked what is being done about Elm Street School – are we keeping it up? Alderman Dowd said that Director Tim Cummings is in charge of the committee that will determine the future of Elm Street. Mr. Smith replied that we are continuing to maintain the school until we vacate the premises.*
- Aldermen Sullivan asked who assembles the invoices online - Tina? He suggested an alternative way to organize the invoices to align with the agenda.*

Ms. Timmons moved to adjourn. So voted unanimously at 8:30 p.m.
Submitted by Tara C. Kinsella